



Thursday, August 31, 2006

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**Item(s) to Set Public Hearing(s)**  
**RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 41**

**Subject:** Set a public hearing to consider amendments to Sections 25-2-766.13 and 25-2-766.14(A) of the City Code to authorize the administrative waiver of certain interim development design standards established in the Transit-Oriented Development (TOD) ordinance and Section 25-2-766.04(A) and Chapter 25-2, Appendix D of the City Code to establish the Highland Mall and South IH-35 TOD districts. (Suggested date and time: October 5, 2006 at 6:00 p.m., Austin City Hall, Council Chambers, 301 West 2nd Street.)

**Amount and Source of Funding:** (No fiscal impact.)

**For More Information:** Sonya Lopez, 974-7694; Sylvia Arzola, 974-6448.

**Additional Backup Material**  
 (click to open)  
 No Attachments Available

**Prior Council Action:** 7/29/04 - Council directed the City Manager to begin the public process of developing a transit oriented development ordinance. 5/19/05 - Council approved an ordinance establishing Transit Oriented Development Districts and adopted zoning and other regulations applicable in those districts, and established goals for affordable housing in Transit Oriented Development (TOD) districts and Station Area Plans. 3/9/06 - Council approved an ordinance to place cases within Transit-Oriented Development (TOD) districts under the purview of the Planning Commission, and established an Oak Hill TOD District.

This action will set a public hearing to consider amending Sections 25-2-766.13 and 25-2-766.14(A) of the City Code to authorize an administrative waiver of design proposals that do not comply with one or more of the interim development standards established in the Transit Oriented District (TOD) Ordinance, but meet the ordinance's intent of creating development that is compatible with and supportive of public transit and a pedestrian-oriented environment. The Neighborhood Planning and Zoning Department (NPZD) will establish criteria based on the principles and best practices of transit oriented development so that requests for waivers can be effectively evaluated.

In addition, this hearing will seek public comment on amending Section 25-2-766.04(A) and Chapter 25-2, Appendix D of the City Code to allow the City to proceed with station area planning activities around the Highland Mall and South IH-35 Capital Metro transit facilities (commuter rail and rapid bus). The Highland Mall TOD will be established around a future commuter rail stop situated near the intersection of Airport Blvd. and Highland Mall Blvd. The South IH-35 TOD will be established around a future rapid bus park-n-ride just north of the intersection of S. Congress Ave. and IH-35.

The Planning Commission will consider these amendments on September 12, 2006.